



LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA

The Village of Westmont Planning and Zoning Commission will hold its regular December meeting on Wednesday, January 12, 2005 at 7:30 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont Illinois, 60559

- (1) Roll Call
- (2) Call to Order
- (3) Pledge of Allegiance
- (4) Approval of Minutes of the December 8, 2005, Planning and Zoning Meeting
- (5) Open Hearing

P/Z 05-001 Mr. Michael Glodek regarding the property located at 219 South Warwick Avenue, Westmont, Illinois for the following:

- (A) Zoning Code Variance Request to allow the construction of a second story addition on an existing single family home on a substandard lot seven thousand (7,000) square feet in area, rather than the required seven thousand eight hundred (7,800) square feet.
- (B) Zoning Code Variance Request to allow the construction of a second story addition on an existing single family home to encroach into the thirty five (35) foot front yard setback.

P/Z 05-002. Mr. Thomas Barry regarding number(s) 134 and 210 West Quincy Street, Westmont, Illinois 60559 for the following:

- (A) Site and Landscaping plan approval request.

P/Z 05-003 Mr. Walter Veselinovic of Rose Development Corporation concerning 417 North Cass Avenue, Westmont, Illinois for the following:

- (A) Zoning Code Variance for Density in order to permit residence units in excess of the number permitted by Village bulk requirement. The required lot size for a twelve (12) unit, two (2) bedroom multi-family development in the R-4 District is sixty three thousand six hundred (63,600) square feet whereas the subject lot is approximately thirty thousand two hundred ninety four (30,294) square feet.
- (B) Zoning Code Variance for building height in order to construct a forty five (45) foot structure in an R-4 District. The maximum permitted height of a residential structure in the R-4 District is thirty five (35) feet.



Village of Westmont
The Progressive Village

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Economic Development Department
Building and Zoning Division

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-829-4408 Fax: 630-968-8610

- (C) Zoning Code Variance to reduce the side yard setback from ten (10) feet to six point six nine (6.69) feet.
- (D) Site and Landscaping Plan approval to allow the construction of a twelve (12) unit, four (4) floor condominium development.

P/Z 05-004 Ms. Bonnie Olson regarding the property located at 3 West Ogden Avenue, Westmont, Illinois for the following:

- (A) Special-Use Request to operate an open sales lot in the B-2 General Business Zoning District.
- (B) Zoning Code Variance Request to operate an open sales lot in the B-2 General Business Zoning District on a lot that is less than twenty thousand (20,000) square feet in area.
- (C) Zoning Code Variance Request to operate an open sales lot in the B-2 General Business Zoning District encroaching into the front and side front yard setback.

P/Z 05-005 Mr. Vincent Musial regarding the property located at 225 West Chicago Avenue, Westmont, Illinois for the following:

- (A) Zoning Code Variance Request to construct a one (1) story addition that encroaches into the side-front yard setback.
- (6) Old Business
- (7) New Business
- (8) Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 968-2151 TDD, within a reasonable time before the meeting.

All interested person in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Mr. Ed Richard Chairperson